

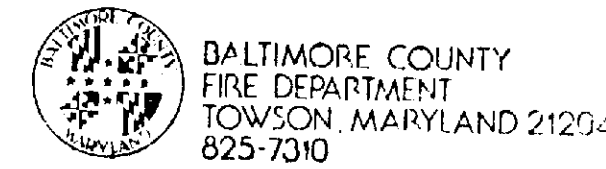
ORDER RECEIVED FOR FILING

DATE September 10, 1981
BY John P. Langley
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1981, that the herein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street, in accordance with the site plan prepared by Lewis & Selby Land Surveyors, dated February 9, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Earl S. & Charlene B. Oxley

Location: NW/Cor. Riverside Drive & Essexwood Court

Item No.: 238 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY George M. Hagan 7-15-81 Noted and Approved: George M. Hagan
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: July 27, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-41-A Item 238

Petition for Variance
Northwest corner of Riverside Drive and Essexwood Court
Petitioner: Earl Oxley, et ux

Fifteenth District

HEARING: Tuesday, August 18, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-41
Building Permit Application
No. 82-39-115
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Earl S. Oxley
Charlene B. Oxley

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: Northwest corner of Riverside Drive and Essexwood Court
DATE & TIME: Tuesday, August 18, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Variance to permit an accessory structure (pool) outside of the third of the lot farthest removed from both streets

The Zoning Regulation to be excepted as follows:

Section 400.1 - Location of Accessory Structures

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Earl Oxley, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 18, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Being for the same on the North side of Riverside Drive (60' wide R/W) at the Northwest corner of the intersection of Riverside Drive and Essexwood Court (50' wide R/W). Being Lot No. 12 of Riverside Subdivision EHK, Jr. Liber 37 Folio 122 Fifteenth Election District, Baltimore County, Maryland. The improvements known as 611 Riverside Drive.

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3850

STEPHENE COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 230, 231, 232, 233, 235, 236, 237, and 238 of ZAC meeting on June 9, 1981.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jem




Mr. David Bonar
L. C. Hohne Contractors, Inc.
9000 Harford Road
Baltimore, Maryland 21234

RE: NW/cor. River side Dr. & Essex Wood Ct.
Petition for Variance
Earl S. Oxley, et ux - Petitioners
Item No. 238 - Case No. 82-41-A

Dear Mr. Bonar:

This is to advise you that \$54.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Poom 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

 WILLIAM E. HAMMOND
 Zoning Commissioner

RECEIVED
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. **101601**

DATE **9/10/81** ACCOUNT **01-662**

AMOUNT **\$54.00**

RECEIVED FROM: **Charles B. Oxley**

FOR: **Posting & Advertising of Case #82-41-A**

10742451 10 54.00

DATE OF RECEIPT: _____
SIGNATURE OF CASHIER _____

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>uon</u>					Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>					
Previous case: _____					Map # <u>93</u>					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 8/2/81
Posted for: Letter for Clarence Cummings to Baltimore
Petitioner: Paul Carter, et al Plan
Location of property: route 100/10000 N. + 4000000000
Location of Signs: young intersection of Riverside +
Emmewood
Remarks: _____
Posted by: Jim Adams Date of return: 8/7/81
Signature _____
2 copies

L. C. Hohne Contractors, Inc.
c/o David Bonar
9000 Harford Road
Baltimore, Maryland 21234

July 22, 1981

NOTICE OF HEARING

RE: Petition for Variance
NW/corner Riverside Dr. & Essexwood Ct.
Earl S. Oxley, et ux - Petitioners
Case #82-41-A

TIME: 9:30 A.M.
DATE: Tuesday, August 18, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND

cc: Earl S. Oxley
611 Riverside Dr.
Baltimore, MD 21221

P.S. Mr. Oxley:
Please contact Mr. Carl Richards (494-3391) re: Amendment to development plan.
It is important that you contact Mr. Richards as soon as possible.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD.,-----July 30-----, 19-th
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
one of its successive issues before the 16th,-----
day of -----August-----, 19-th, the first publication
appearing on the 30th day of July-----
19-th.

THE JEFFERSONIAN.
L. Frank Strickler

 Manager
 Cost of Advertisement, \$ 19⁰⁵

[illegible]

Petition For Variance

[illegible]

BY ORDER OF
William E. Hammond
Zoning Commissioner

September 10, 1981

Mr. & Mrs. Earl S. Orley
611 Riverside Drive
Baltimore, Maryland 21221

RE: Petition for Variance
NW/corner of Riverside Drive and
Essex Wood Court - 15th Election
District
Earl S. Oxley, et ux - Petitioners
NO. 82-41-A (item No. 238)

Dear Mr. & Mrs. Oxley:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

The Times
Middle River, Md., July 30 1954
ATTN This is to Certify, That the annexed _____
_____ was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive _____ weeks before the _____ day of _____, 1954.
John W. [Signature] Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

15

Date of Posting: 8/6/81

District: _____

Posted for: Letter for variance transmitted to local govern.

Petitioner: Neil Oaker, et al

Location of property: wife's acreage on + adjacent to C.R.

Location of Signs: heavy intersection of Riverside +
Scribner

Remarks: _____

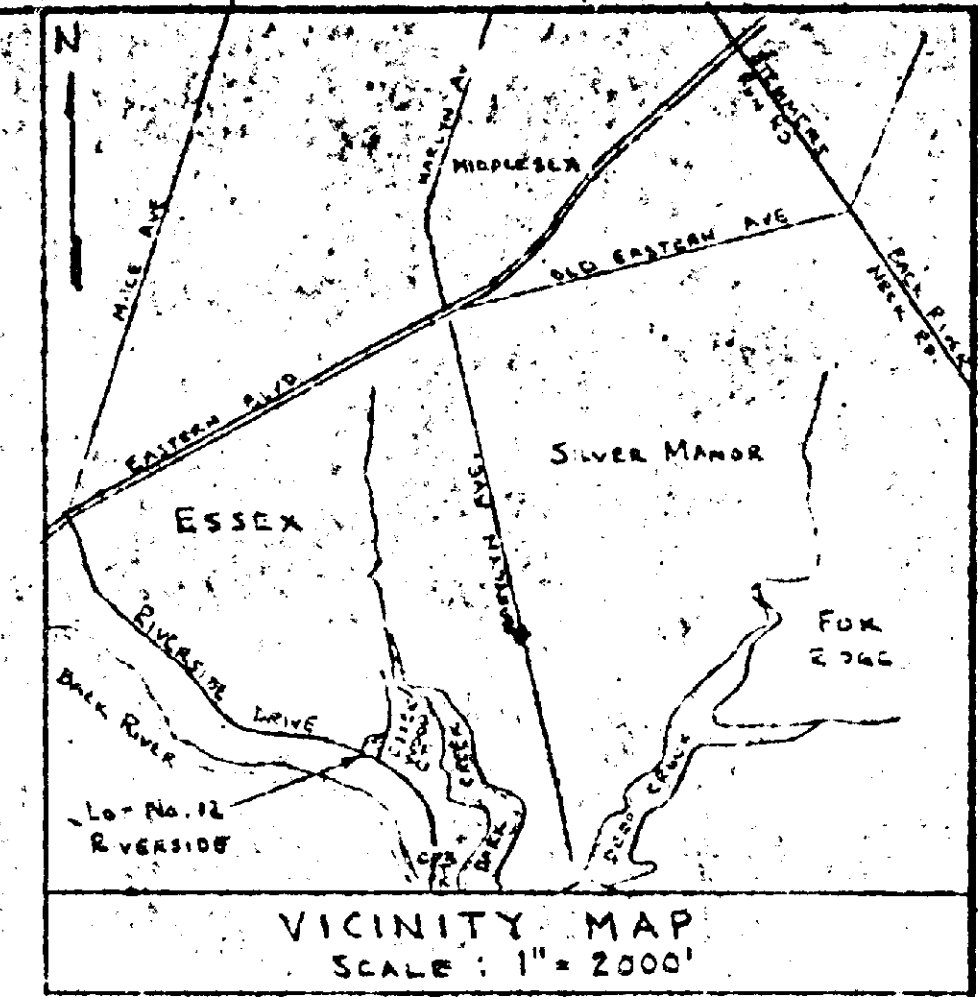
Posted by: Glenn Colman

Date of return: 8/7/81

ZONING
DR5.5

Petition For VARIANCE
For Pool to be located outside of
the 3rd of the lot most removed
from both streets, on a corner lot

Residential
Area



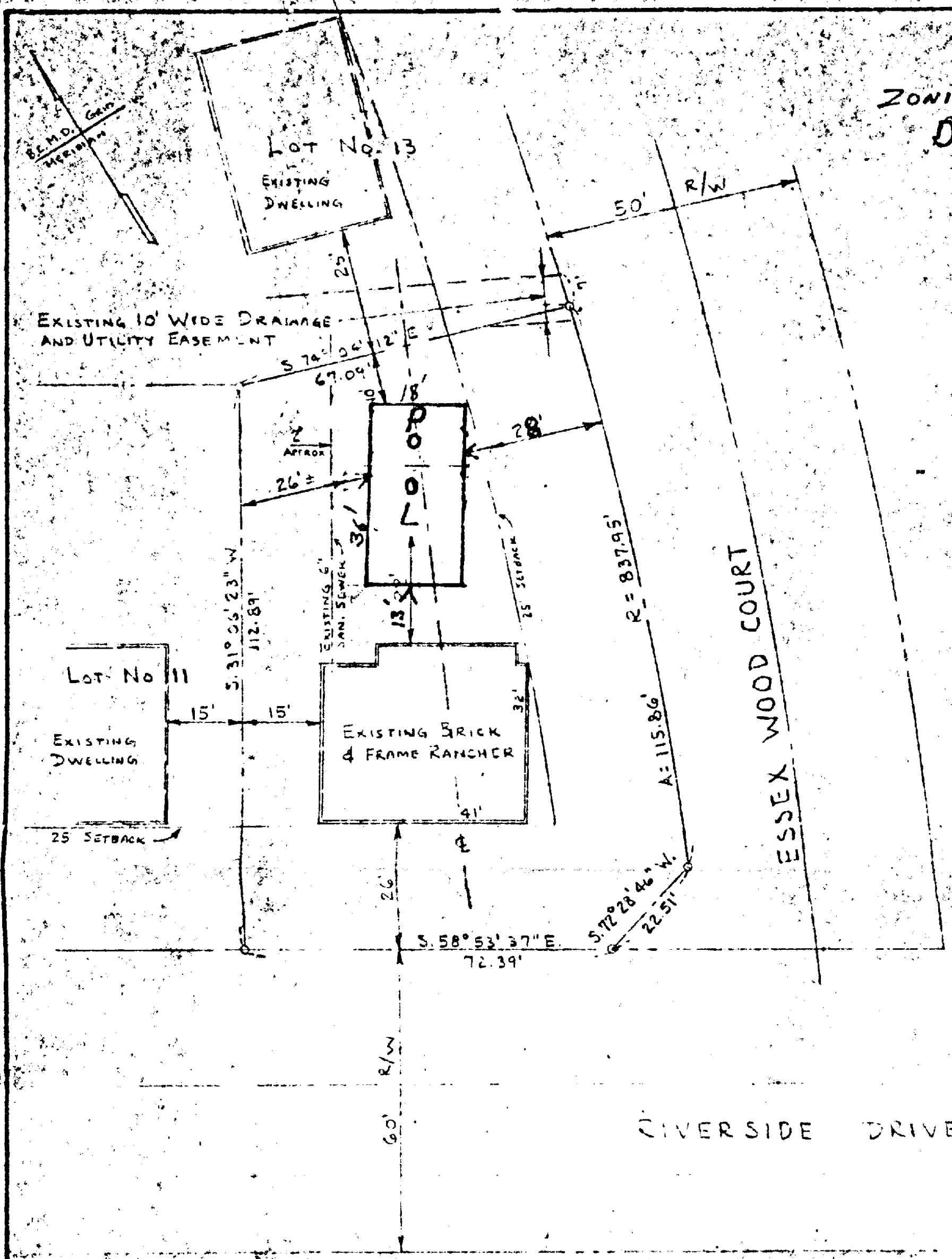
VARIANCE PLAT - [REDACTED]
TO INSTALL [REDACTED] WIDE SWIMMING POOL
15' x 36'

EXISTING ZONING = DR5.5
LOT SIZE = 0.216 AC. ±
PUBLIC UTILITIES EXIST

MAP NO.	10-20
ELECTION	15th
DISTRICT	15th
D. TEL.	15th
TYPE	15th
HEARING	15th
BY	15th
FINAL	15th
BY	15th

PLAT OF PROPERTY FOR
EARL S. AND CHARLENE B. OXLEY
611 RIVERSIDE DRIVE
ESSEX, MARYLAND 21221

LOT NO. 12
RIVERSIDE SUBDIVISION
15th ELECTION DISTRICT - BALTO. COUNTY
SCALE 1" = 20' FEB. 9, 1981
LEWIS & SELBY LAND SURVEYORS
1205 HILLSHIRE ROAD
BALTIMORE, MARYLAND 21222
Y.N. M.C.
DRAWN BY CHECKED



Zoning DR5.5
Residential
Area

APPROVED, BALTIMORE COUNTY PLANNING BOARD	APPROVED, DEPUTY STATE & COUNTY HEALTH OFFICER	APPROVED, COUNTY ROADS ENGINEER	SURVEYORS CERTIFICATE: MILTON C. LEWIS a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 469, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts. Milton C. Lewis 2.9.81 REGISTERED LAND SURVEYOR NO. 9438 DATE
DIRECTOR DATE	OFFICER DATE	ENGINEER DATE	
NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use the fee simple title to the same thereof is expressly reserved in the grantors of the deed to which this plat is attached their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations	OWNERS CERTIFICATE: The requirements of Section 3-104 Article 24 of the Annotated Code of Maryland 1973 Edition as far as they relate to the preparation of this plat have been complied with. OWNER DATE	